

AN ORDINANCE 101320

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of P-15, NCB 34392 from "R-6" Residential Single-Family District to "C-2 NA" Commercial Non-Alcoholic Sales District.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 3.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective September 4, 2005.

**PASSED AND APPROVED** this 25<sup>th</sup> day of August, 2005.

  
M A Y O R

PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney

# Agenda Voting Results

**Name:** Z-18

**Date:** 08/25/05

**Time:** 03:52:29 PM

**Vote Type:** Multiple selection

**Description:** Z-18. ZONING CASE #Z2005178 (District 6): An Ordinance changing the zoning district boundary on P-15, NCB 34392, from "R-6" Residential Single-Family District to "C-2NA" Commercial Non-Alcoholic Sales District, as requested by Psencik Family Partners, Inc., Applicant, for Psencik Family Partners, Inc., Owner(s). Staff has recommended approval and Zoning Commission has recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

# CASE NO: Z2005178

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 25, 2005

**Zoning Commission Meeting Date:** August 02, 2005

**Council District:** 6

**Ferguson Map:** 612 B3

**Applicant:**

Psencik Family Partners, Inc.

**Owner:**

Psencik Family Partners, Inc.

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2 NA" Commercial Nonalcoholic Sales District

P-15, NCB 34392

**Property Location:**

Potranco Road and Rousseau

**Proposal:** To make consistent with surrounding commercial uses

**Neighborhood Association:** Oak Creek Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The property is vacant and located at the intersection of Potranco Road and Rousseau. There is a drainage easement and residential zoning to the north of the subject. The easement will function as a buffer and transition between the commercial and residential zoning. Commercial zoning and uses are to the east and south of the property. The requested C-2 zoning completes the commercial node at Loop 1604 and Potranco Road. The requested zoning change is consistent with development pattern and zoning for this area.

**Zoning Commission Recommendation:**

Approval of C-2 NA

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Richard Ramirez 207-5018

**Z2005178**

**ZONING CASE NO. Z2005178** – August 2, 2005

Applicant: Psencik Family Partners, Inc.

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Ricky Psencik, 119 Broken Bough, stated he would like to amend his request to "C-2NA". He stated the purpose of this request is to make consistent with the master plan of this area. He further stated the surrounding uses are all commercial use therefore he does not feel his request would have a negative impact on the community. He stated there is no intended use for this property however he does intent do sale the property.

**FAVOR**

Mr. Zabarro, member of Oak Creek Home Owners Association, stated he would like to confirm that the zoning request would be amended to "C-2NA".

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Oak Creek Home Owners Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Sherrill to recommend approval of "C-2NA".

1. Property is located on P-15, NCB 34392 at Potranco Road and Rousseau.
2. There were 15 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila,  
Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

